

# HERITAGE COMMISSION

*April 2, 2009*

The Heritage Commission held its regular monthly meeting in the City Council Chambers at 37 Green Street, Concord, New Hampshire, on Thursday, April 2, 2009, at 4:30 p.m.

## 1. Call to Order and Seating of Alternates:

Chairperson Donovan called the meeting to order at 4:38 p.m.

Present at the meeting were Chairperson Philip Donovan, James McConaha, Dr. Douglas Black, Gerard Blanchette, Robert V. Johnson II, Bryant Tolles, and Carol Durgy Brooks, who arrived at 4:50 p.m. City Planner Douglas Woodward and Administrative Specialist Donna Muir were also present.

Absent from the meeting were Vice Chair Frederick Richards, Marilyn Fraser, and Elizabeth Durfee Hengen.

Chairperson Donovan elevated the alternate members to full member status for the meeting.

## 2. New Business:

Laconia Savings Bank: The Commission welcomed Attorney Ari Pollack of Gallagher, Callahan & Gartrell, Frank Lemay of Milestone Construction, and Eric Gagne of New England Masonry, all of whom spoke regarding the Laconia Savings Bank project at 165-167 North Main Street. Attorney Pollack provided information regarding the bank's application to the FDIC, and the FDIC's requirement that the applicant seek comments from the NH Division of Historical Resources and the local historic commission. The project was originally approved by the Heritage Commission in November 2008, including painting of the red bricks on the proposed teller building white to match the existing Woodman building. Since the new teller building has been built, numerous favorable comments have been received regarding the new building's red brick exterior. Laconia Savings Bank now would like to strip the paint from the brick portion of the Woodman building, restoring the north and south walls to the original unpainted red brick to match the new brick teller building.

Mr. Lemay stated that after a nine-month delay on the project, more of the white paint on the brick of the Woodman building has peeled. The NH Division of Historic Resources had asked that a masonry conservator be retained to oversee the restoration work on the project. The bank has hired a John Wastrom, a masonry conservator from Rollinsford, to ensure that the work will meet federal guidelines and standards for restoration.

Mr. Gagne explained that the method and materials being used to remove the paint are environmentally friendly. He will be performing mortar analysis so that the mortar joints will match the original mortar. Mr. Gagne stated that the bricks which needed replacement should be easy enough to match to the existing bricks and to the brick used on the teller building. He stated

that the Woodman building was built during the 1820s – 1830s. Other questions were raised and responded to regarding the types of bricks, the matching of the bricks, and whether the chimneys would be stripped as well. There are approximately three coats of paint on the Woodman building that needs to be removed prior to a full assessment of the repair and restoration work being made, but the bank is prepared to do what is necessary complete the restoration.

Mr. Johnson made a motion that the Heritage Commission approves the request from Laconia Savings Bank to expose the brick on the north and south faces of the Woodman building in consultation with the masonry conservator. The motion was seconded by Mr. Blanchette. Chairman Donovan asked if there was any further discussion regarding the motion. Mr. McConaha stated that Laconia Savings Bank should be commended for bringing in experts and consultants to assist with the project, and that the project will be a nice addition to Main Street. Mr. Johnson agreed with Mr. McConaha and requests that the Heritage Commission be offered an invitation to tour the site. The motion passed unanimously.

[Messrs. Pollack, Lemay, and Gagne left the meeting at 5:10 p.m.]

Certified Local Government Grant: Chairperson Donovan stated that Vice Chairperson Richards was planning to provide suggested projects for which the Commission could request funds from the Certified Local Government Grant; however, Mr. Richards was out of town. Mr. Woodward stated that it was necessary to get on the City Council's May agenda for authorization to apply for the grant, and that a resolution would need to be prepared outlining the overall concept of the grant proposal. Mr. Woodward stated that he would provide the Commission with a summary of the projects listed in the Master Plan, and include Phase II of the Barn Survey as well as neighborhood surveys. Mr. McConaha made a motion for the Heritage Commission to pursue a Certified Local Government Grant to address one or more projects listed in the Master Plan with respect to historic preservation. Dr. Black seconded the motion. Chairperson Donovan asked if there was any further discussion regarding the motion. Mr. Woodward stated that he would draft a letter to the City Council for Chairperson Donovan's signature regarding the motion. The motion passed unanimously.

#### Project Review from NHDHR – Oxbow Bluff on Manor Road

Mr. Woodward explained that this appeared to have been a request for a wetland permit for a condominium development on Manor Road for which HNDHR had requested that archeological surveys be conducted given the sensitivity of the site with regard to Native American presence in the area. Questions were raised as to what the Heritage Commission's role in this application would be. Mr. Johnson made a motion to submit a letter to the NH Division of Historical Resources, stating that the Heritage Commission received a copy of the Request for Project Review asking for the Commission's input. The letter should also state that the Commission felt the information received was inadequate and with the sensitive nature of the area, the Commission agrees that archeological surveys should be completed. Ms. Brooks seconded the motion. Chairperson Donovan asked if there was any further discussion regarding the motion. The motion passed unanimously.

#### Project Review from NHDHR – Parmenter Place:

Regarding the Project Review for Parmenter Place, the Heritage Commission agreed there were no issues that they wished to comment upon.

Project Review from NHDHR –Concord Steam Corporation:

The Project Review for Concord Steam raised a number of issues for the Heritage Commission. Originally, the plan for Concord Steam included three options for obtaining water: the use of storm water; the use of well water, or the use of gray water. Concord Steam then realized that any of the above three options would cause corrosion to the materials in the steam plant and that the only material that would withstand the corrosion would be titanium. Concord Steam decided that the best way to obtain the needed water for the plant would be to draw water from the Merrimack River. It was reported that the Conservation Commission is very concerned about shore land and environmental protection issues with the laying of the pipes to draw the water from the Merrimack River and piping it to Hall Street. The NH Division of Historical Resources also has concerns about the archaeological impact to the area. The Commission felt that it was also important to keep abreast of the restoration and preservation of the old rail buildings. Mr. McConaha made a motion that the Heritage Commission request the NHDHR provide the Commission with whatever information that they have received from the applicant, so that the Commission can review and comment thereon, and that the Commission seek to become a consulting party to the review. The motion was seconded by Gerry Blanchette. Chairperson Donovan asked if there was any further discussion regarding the motion. There was discussion about the impact from the laying of the pipes, trenching over private property to lay the pipe, and that all the pipes would have to be laid below the frost line. No further discussion. The motion passed unanimously.

It was noted that Mr. Johnson took no part in the discussion or any vote concerning the request by Concord Steam Corporation.

3. Old Business:

Historical Agricultural Resources Survey:

Chairperson Donovan stated that the Barn Forum was very successful and that there a standing-room-only crowd. He praised Ms. Hengen and Mr. Hawk for an excellent job engaging the attendees. Chairperson Donovan stated that he felt that they set a high standard for future presentations.

Isaac Hill Monument:

Mr. Johnson stated that he will have information to the Commission for review prior to the next meeting, and that he was continuing his research on Isaac Hill. Mr. McConaha stated that Perry Brothers Monuments is now open and he will follow up with them regarding moving the monument from the Loudon Road site.

Commemoration of James M. Langley:

Dr. Black said that he and Ms. Hangen met with William Upton, who had requested that the City erect a sign commemorating James M. Langley. Mr. Upton will provide Dr. Black and Ms. Hengen with a proposal, which they would present to the Commission.

Status of Commission Membership:

Mr. Tolles asked about the status of the Heritage Commission membership. Currently, there are two alternate membership positions open.

Minutes of February 5, 2009 & March 5, 2009 Heritage Commission Meetings:

The Commission considered the minutes of the February 5, 2009 Heritage Commission meeting. Mr. Johnson made a motion to accept the minutes as presented, and Ms. Brooks seconded the motion. Chairperson Donovan asked if there was any discussion regarding the minutes. The motion to accept the minutes of the February 5, 2009 meeting passed unanimously.

The Commission considered the minutes of the March 5, 2009 Heritage Commission meeting. Dr. Black made a motion to accept the minutes as presented, and Mr. Blanchette seconded the motion. Chairperson Donovan asked if there was any discussion regarding the minutes. The motion to accept the minutes of the March 5, 2009 meeting passed unanimously.

There was no further business or discussion. Ms. Brooks made a motion to adjourn the meeting, and Mr. Blanchette seconded the motion. The Chairman adjourned the meeting at 5:50 p.m.

A TRUE RECORD ATTEST:

Donna Muir  
Administrative Specialist  
Planning Division